

**MINUTES
TOWN OF FORT MILL
TOWN COUNCIL MEETING
December 9, 2013
6:00 PM**

Present: Councilmen Huntley, Blythe, Spratt, Helms, Adams, Councilwoman Savage, Mayor Funderburk, Attorney Mack, Manager Pieper, Clerk Beachum

Guests: Building Inspector Marty Taylor, Planning Director Joe Cronin, Raye Felder, Wayne Felder, Meg Nealon-LandDesign, Jason Ford-Carolina Crown, John Marks-Fort Mill Times, Chief Hooper, Chris Barton, Scott Couchenour, Alan Barfield, Marc Howie, Engineering Director Paul Mitchell, Public Works Director Davy Broom, Bryan Zachary-Fort Mill Police, Mike Granelli

Mayor Funderburk called the meeting to order at 6pm and led the Pledge of Allegiance. Councilman Adams gave the invocation and Mayor Funderburk welcomed everyone. Councilman Huntley made a motion to approve the November 25, 2013 minutes as submitted with a second by Councilwoman Savage. Motion approved with a 7-0 vote.

PUBLIC PRESENTATIONS

1. Fort Mill Southern Bypass Committee: Planning Director Cronin said the upcoming presentation is the final recommendations for the Southern Bypass Corridor Overlay District; he thanked the Planning Commission, LandDesign, and the Bypass Committee for their time and efforts. Meg Nealon with LandDesign gave the presentation where she detailed the specifics of the recommendations. She stated that if 50 per cent or more of an existing structure lies within the District, it would fall under the COD/COD-N ordinance. She reviewed setbacks (in COD-N the setback would be 35 feet; in COD it varies from 50 feet to 100 feet). Ms. Nealon also explained about building heights, landscaping, streetscaping, parking, entrances/exits, buffers, screening (natural and synthetic), lighting, driveways, and signage. Mayor and Council thanked her for her time and presentation.

2. Presentation by Jason Ford with Carolina Crown Regarding Welcome Signs: Jason Ford with Carolina Crown gave a short presentation regarding signage honoring Carolina Crown for winning the Drum Corps International World Class Championship on August 10, 2013 at Lucas Oil Stadium in Indianapolis. He has made arrangements, through donations of time, materials, and goods, for the signs to be created at no charge; all he is asking for is permission to have Public Works install them, hopefully where the old "Welcome to Fort Mill" signs were (near Fort Mill Vision and near the Peach Stand). The proposed signs would be made of an aluminum composite, measuring 4 feet by 8 feet, and would highlight Carolina Crown's accomplishments for winning the Championship. Mayor Funderburk and Manager Pieper told Mr. Ford Council will revisit this at the January meeting, so they have time to find out where the signs can be placed so that the town is not in violation of its own Code.

PUBLIC HEARINGS

1. Public Hearing of an Ordinance to Amend the Zoning Ordinance for the Town of Fort Mill; Article II, Requirements by District; Section 9, HC Highway Commercial District; so as to Amend the Maximum Building Height for HC Zoned Parcels within 1,000 Linear Feet of Interstate 77 when Additional

Setbacks are Provided: Mayor Funderburk opened the public hearing portion of the meeting. There were no speakers for this item.

2. Public Hearing of Intent to Consider a Development Agreement for a Proposed Residential Development within the Town of Fort Mill for York County Tax Map Numbers 020-13-01-067, 020-13-01-068, and 020-13-01-069 Containing 74.53 Acres on Whites Road Between the Town of Fort Mill and Trinity Capital Advisors for Single Family Residential (Up to 200 Units): Councilman Huntley stated he'd like to have a map of the area projected for television viewers to see. Mayor Funderburk clarified this is on Whites Road, just off Doby Bridge Road. There were no further comments and Mayor Funderburk closed the Public Hearing portion of the meeting.

OLD BUSINESS

1. Second Reading of an Ordinance Amending the Zoning Ordinance for the Town of Fort Mill; Article II, Requirements by District; Section 9, HC Highway Commercial District; so as to Amend the Maximum Building Height for HC Zoned Parcels within 1,000 Linear Feet of Interstate 77 when Additional Setbacks are Provided: Planning Director Cronin pointed out there are three different ordinances, with those being labeled in the packets as "Planning Commission Recommended Version", "First Reading Version", and "Original Staff Version". Councilman Adams made a motion to approve the First Reading Version with a change to 1,500 feet, with a second by Councilwoman Savage. Motion approved with a 7-0 vote.

NEW BUSINESS

1. Request to Approve Relocation of Manhole Containing an Air Relief Valve on the 12" Force Main Paralleling Doby Bridge Road: Councilman Spratt made a motion to approve with the funding coming from reserves, with a second by Councilman Helms. Motion approved with a 7-0 vote.

2. Request to Approve Installation of Approximately 85 Feet of Water Casing for 6-Inch Water Line Crossing Phase 2 of the Southern Bypass: Councilman Adams made a motion to approve with the funding coming from reserves, with a second by Councilwoman Savage. Motion approved with a 7-0 vote.

3. First Reading of an Ordinance Amending the Zoning Ordinance for the Town of Fort Mill; Article I, In General; Section 1, Definitions; so as to Add New Definitions; and Section 5, Establishment of Districts; so as to Add a New Zoning District to be Called the COD/COD-N Corridor Overlay District; and Article II, Requirements by District; so as to Add a New Section to be Called Section 24, COD/COD-N Corridor Overlay District: Councilman Huntley stated he would like to further study and discuss this item within a workshop. Councilwoman Savage agreed that she would like more time to study and read the information before making such an impactful decision. Councilwoman Savage made a motion to defer, with a second by Councilman Spratt. Motion approved with a 7-0 vote.

4. First Reading of an Ordinance Authorizing the Entry by the Town of Fort Mill into a Development Agreement with Trinity Capital Advisors for Property Located at York County Tax Map Numbers 020-13-01-067, 020-13-01-068, and 020-13-01-069, Such Parcels Containing Approximately 74.53 Acres Located on Whites Road; Authorizing the Execution and Delivery of Such Development Agreement; and Other Matters Relating Thereto: Planning Director Cronin stated the agreement probably will not

actually be with Trinity Capital Advisors but at this point he is unsure. Councilman Spratt made a motion to approve, with a second by Councilwoman Savage. Motion approved with a 7-0 vote.

5. First Reading of an Ordinance Amending the Code of Ordinances for the Town of Fort Mill; Chapter 2, Administration; Article IV, Finance and Taxation; Division 2, Purchasing; Section 2-180, Purchasing Manual Adopted; so as to Adopt an Updated Purchasing Manual: Councilman Spratt made a motion to approve with a second by Councilwoman Savage. Motion approved with a 7-0 vote.

ITEMS FOR INFORMATION/DISCUSSION

1. Meeting Date for Planning & Transportation Committee (Councilmen Blythe, Helms, Huntley) for Transportation Study Preliminary Recommendations and for Traffic Light Request from Fort Mill School District (Nation Ford High School): Councilwoman Savage stated she wants this meeting held in December, and Mayor Funderburk agreed this item should be scheduled as soon as possible. Mayor Funderburk instructed Manager Pieper and Clerk Beachum to coordinate meeting date and time with the Committee and the School District.

2. Joint Meeting with Fort Mill Planning Commission: Mayor Funderburk instructed Planning Director Cronin to schedule this meeting between Town Council and the Planning Commission.

EXECUTIVE SESSION

1. Discussion of Negotiations Incident to Proposed Contractual Arrangements: Councilman Helms made a motion to move into Executive Session with a second by Councilwoman Savage. Motion approved with a 7-0 vote.

OPEN SESSION

Town Council reconvened at 8:44pm with Mayor Funderburk reporting no votes were taken in Executive Session. He said the parade was excellent, and he congratulated the 9-10 year old All Star football team that will play for the championship.

Councilwoman Savage thanked Manager Pieper, Planning Director Cronin, Events Coordinator Starnes, police department, and fire department for their help with the parade.

Councilman Adams stated the Town looks good with the decorations, and wished everyone a Merry Christmas.

Councilman Helms commented on the fencing at the Christmas Tree Lighting and said it really helped folks to see better than in previous years.

Councilman Spratt expressed his appreciation to Councilman Adams and the Southern Bypass Committee for their time, work, and dedication on the Corridor Overlay District.

Councilman Blythe echoed Councilman Spratt's remarks, with thanks being given to Councilman Adams and the Southern Bypass Committee.

Councilman Huntley announced Wreaths Across America will lay wreaths on the graves on veterans on December 14, 2013 beginning at 8:45am in Unity Cemetery, followed by a short program at the Veterans Park at 11:30am with a very special War Birds flyover.

There being no further business, Councilman Helms made a motion to adjourn, with a second by Councilwoman Savage. Motion approved with a 7-0 vote and the Town Council meeting adjourned at 8:52pm.

Respectfully submitted,

April Beachum
Town Clerk

Dennis Pieper
Town Manager